

HUNTERS®

HERE TO GET *you* THERE



Hendre Road

Pencoed, Bridgend, CF35 6TN

£600,000



Council Tax: G



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General

Pencoed, a charming town in Bridgend County Borough, South Wales, is an appealing place to live, known for its blend of rural tranquility and modern conveniences. Nestled within easy reach of both Cardiff and Swansea, Pencoed offers a strategic location with excellent transport links, making it ideal for commuters. The town is served by the Pencoed railway station, which provides regular services to the major cities, while the M4 motorway is just a short drive away, ensuring seamless connectivity.

Local amenities in Pencoed cater to a variety of needs. The town boasts a range of shops, including a large supermarket, independent stores, and essential services such as post offices and banks. For leisure and fitness, residents can enjoy the Pencoed Swimming Pool and Fitness Center, which offers a range of activities for all ages. Additionally, there are several cozy cafes, traditional pubs, and restaurants that add to the town's welcoming atmosphere.

Families will find the local schools to be a key highlight. Pencoed Primary School and Pencoed Comprehensive School have good reputations for providing quality education, fostering a supportive learning environment for children of all ages. The proximity to Bridgend College also offers opportunities for further education and vocational courses.

Natural beauty surrounds Pencoed, offering numerous outdoor pursuits. The nearby Bryngarw Country Park is a popular spot, providing beautiful landscapes, walking trails, and a children's play area. For those who enjoy nature, the park's gardens and woodlands offer a peaceful retreat. Additionally, the stunning South Wales coastline is only a short drive away, perfect for beach outings and water sports.

Hallway

with oak flooring, papered walls and skimmed ceilings with spot lighting, radiator, composite front door and 3 windows to front, there is a separate coat and boot room with side access to garden.

Lounge

13'9" x 12'6" (4.19m x 3.81m)

Found at rear with wood flooring, skimmed walls & textured ceilings with moulded coving, window to rear, column radiator, central lights, wood fire surround with cast iron insert and tiled hearth.

Kitchen Breakfast Room

17'0" x 14'5" (at widest points) (5.18m x 4.39m (at widest points)) with granite tiled flooring, skimmed walls and smooth ceilings which are coved with spot lighting, radiator, selection of base and walls units in a farmhouse shaker style in cream with copper handles and with compact laminate worktops and matching splash back, integral appliances to include dishwasher, fridge, copper sink with boiling water tap also offering filtered cold water, double electric oven, microwave and induction hob with fan, open plan to breakfast area with separate island which matches kitchen. three windows and stable door to side, upright copper effect radiator, door leading to side porch.

Utility

7'3" x 7'3" (2.21m x 2.21m)

with granite tiled flooring, skimmed walls and smooth ceilings with spot lighting, selection of base units and quadruple pantry cupboard floor to ceiling to match kitchen in a farmhouse shaker style in cream with copper handles and with compact laminate worktops and matching splash back, integral copper sink with appliances to include fridge freezer and washing machine.

Cloakroom

off utility with granite tiled flooring, skimmed walls and ceilings with spot lighting, towel radiator, wc and hand wash basin built into vanity and storage units.

Dining Room

15'1" x 14'5" (4.60m x 4.39m)

with oak flooring, skimmed walls & ceilings, window and door to rear, radiator, central pendant lights, stairs to first floor, radiator, feature stone fireplace with oak mantle and wood burner, built in solid oak desk / workstation fitted under stair (Hammonds)

Conservatory

Victorian style wood conservatory with carpets, vaulted wooden roof, central lighting, upright anthracite column radiator.

Reception Room

20'8" x 19'8" (6.30m x 5.99m)

with oak flooring, skimmed walls & ceilings with moulded covings, French doors to rear, spot lights, two radiators, built in storage book shelves, storage and display cabinets along two walls with internal lighting, bar with seating area (all Hammonds)

Master Bedroom

18'4" x 9'6" (5.59m x 2.90m)

With laminate, skimmed walls and ceilings, central light fittings, radiator, selection built in wardrobes (Hammonds), window to rear views and French doors to large private balcony, door to ensuite.

Ensuite

quartz tiled floors and walls, skimmed ceilings with spot lighting, 2 piece suite with wc and hand wash basin built into vanity storage cupboards, separate double shower cubicle with glass screens and thermostatic shower, chrome radiator.

Bedroom 2 (attic room)

17'9" x 9'6" (5.41m x 2.90m)

With carpets, skimmed walls and ceilings with exposed beams, spot lighting, radiator, two skylight windows, fitted high wood desk and eaves storage along one wall with hanging space and shelving as well as two full height cupboards, door to ensuite.

Ensuite

Tiled floors and walls, skimmed ceilings with exposed beams and spot lighting, 2 piece suite with wc and hand wash basin built into storage, bespoke shower cubicle with glass screens and thermostatic shower, chrome towel radiator, skylight window.

Bedroom 3

12'6" x 10'2" (3.81m x 3.10m)

With carpets, skimmed walls and ceilings with exposed beams and central light fittings, radiator, window to front & side views.

Bedroom 4

11'2" x 10'2" (3.40m x 3.10m)

With carpets, skimmed walls and ceilings which are coved, central light fittings, radiator, large under stairs cupboard used as a wardrobe / storage, window to rear views with window seat.

Bedroom 5 / Study

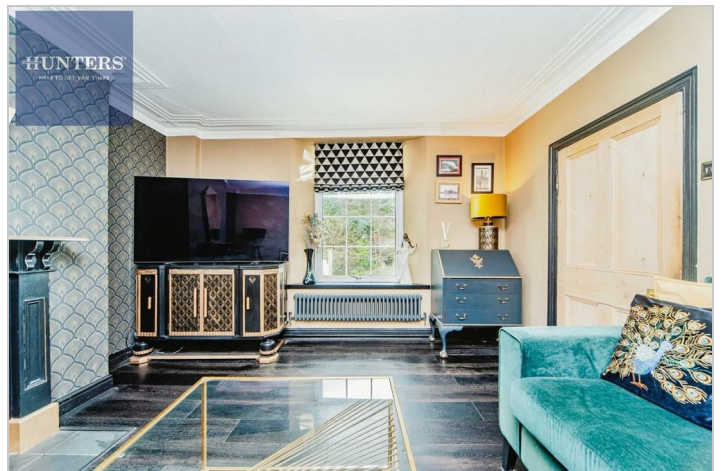
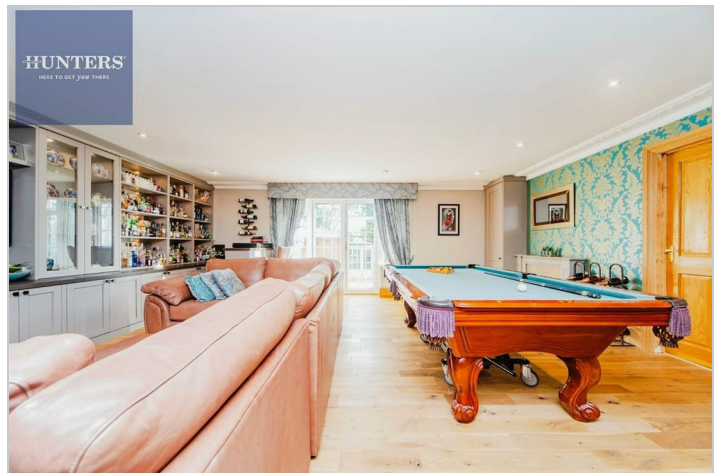
11'6" x 7'3" (at widest) (3.51m x 2.21m (at widest))

With carpets, skimmed walls and ceilings, central light fittings, radiator, window to front views.

Gardens

Set on 0.32 acres with terraced Patio area against back of house, dropping to large grassed area with a chipped path along perimeter and raised borders, various outbuildings to include pagoda and a summer house currently used as a gym, metal shed and garden kitchen shed all to remain. The garden features many original features including stone walls and a filled well, surrounded by mature trees and bushes with side access to front. External power points and running hot / cold water. It is a private and safe space for pets and children, with a separate fenced off area, there is also side gated access to drive.

The front is accessed via private lane and has a blocked paved driveway for several cars, there is a detached double garage with power and lighting and two up and over doors, there is a mezzanine floor in the garage also, with an EV charger on the front of the garage.



Road Map



Hybrid Map



Terrain Map



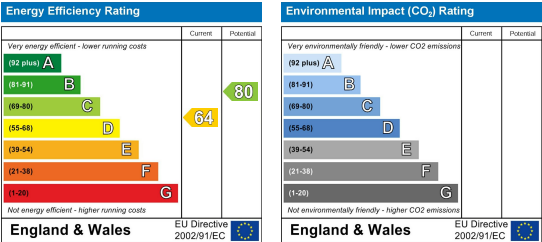
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.